

RESOLUTION NO. 2014 – 3625

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MIAMI SPRINGS VACATING
THAT CERTAIN ALLEY LOCATED BETWEEN
THE PROPERTIES LOCATED AT 630 AND 600
CURTISS PARKWAY AND THE PROPERTY
LOCATED AT 198 PINECREST DRIVE;
PROVIDING FOR THE EQUAL DIVISION OF
THE ALLEY AREA; DIRECTIONS TO THE
CITY CLERK; EFFECTIVE DATE**

WHEREAS, the City and its citizens were previously dedicated that certain sixteen (16) foot alley located between 630 and 600 Curtiss Parkway and the property at 198 Pinecrest Drive, as shown on Exhibit #1 attached hereto; and,

WHEREAS, the owners of the property located at 630 Curtiss Parkway have petitioned the City to vacate that certain alley located behind their property; and,

WHEREAS, the requested alley vacation has been reviewed by the City's Administrative Staff and it has been determined that no utilities are negatively impacted by the vacation of the subject alley and that the loss of the dedication of this alley will have no adverse impact upon the City, its operations, or its citizens; and,

WHEREAS, the petitioning property owners have represented to the City that it is their intention to utilize the vacated portions of the alley to become part of their existing homesite; and,

WHEREAS, the proposed utilization of the subject alley square footage following vacation is consistent with the City's regulations; and,

WHEREAS, the property owners' request for vacation has been reviewed by the City Planner and other Administrative Staff personnel, and has been presented to and discussed by the City Council; and,

WHEREAS, the City Council of the City of Miami Springs has determined that it is in the best interests of the City and its citizens to vacate the subject sixteen (16) foot alley, that no utilities will be negatively impacted by the vacation, that the loss of the subject alley will have no adverse impact upon the City, its operations, or its citizens, and the future use of the vacated property will be both proper and appropriate:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA:

Section 1: That the City Council of the City of Miami Springs hereby vacates that certain sixteen (16) foot alley located between the properties located at 630 and 600 Curtiss Parkway and the property located at 198 Pinecrest Drive, which is more particularly described in the boundary surveys of the subject properties which are attached hereto as Exhibit #2, Exhibit #3, and Exhibit #4.

Section 2: That it is the intention of the City Council of the City of Miami Springs that the subject alley be divided so that each of the subject properties shall receive the eight (8) feet of the subject alley property that abuts the property line of each property.

Section 3: That the City Council of the City of Miami Springs hereby directs the City Clerk to provide the property owners with certified copies of this Resolution for recording in the Public Records of Miami-Dade County.

Section 4: That the provisions of this Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Miami Springs, Florida, this 8th day of September, 2014, on a motion by Councilman Windrem and seconded by Vice Mayor Lob.

Vice Mayor Lob	<u>YES</u>
Councilman Windrem	<u>YES</u>
Councilman Bain	<u>NO</u>
Councilman Petralanda	<u>NO</u>
Mayor Garcia	<u>YES</u>



Xavier M. Garcia, Mayor


ATTEST:



Erika Gonzalez-Santamaria, CMC, City Clerk



APPROVED AS TO LEGALITY AND FORM:



Jan K. Seiden, City Attorney



CFN 2014R0664692
DR Bk 29321 Pgs 4677 - 4685 (9pgs)
RECORDED 09/24/2014 10:35:32
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DOCUMENT COVER PAGE

For those documents not providing the required space on the first page, this cover page describing the document in sufficient detail to prohibit its transference to another document can be attached. An additional recording fee for this page must be remitted.

Description of Document Affidavit
(Mortgage, Deed, Construction Lien, Etc.)

Given By _____
(Names of All Mortgagors or Grantors)

To _____
(Names of Mortgagees or Grantees)

Property Description (If Applicable) _____

As more fully described in above described document

F.S. 695.26 Requirements for recording instruments affecting real property
(Relevant excerpts of statute)

(1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the Clerk of the Circuit Court unless:


A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the Clerk of the Court.

AFFIDAVIT
SURVEY MORE THAN 1 YEAR OLD
SIGNED BY STAFF MEMBER

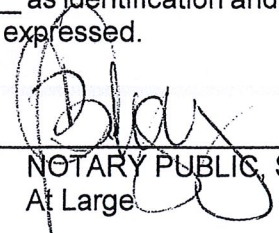
BEFORE ME, the undersigned authority, personally appeared Lourdes Taveras
_____, who, being personally known to me, or who produced
_____ as identification, was duly cautioned and sworn, deposes
and says as follows:

1. That Affiant is the Code Compliance Officer of the City of Miami Springs, who has been designated by Jacobo DelValle the property owner of 600 Curtiss Pkwy. which is legally described on the Survey attached hereto which is more than one year old as of the date of this Affidavit, to conduct a current physical examination of the subject property.
2. That the aforesaid Survey attached hereto accurately depicts the structures, landscaping, incidental furnishings or equipment, and topographical features currently located on the subject property, except as may be supplemented by additions or modifications to the subject property contained and designated on the sketch/diagram/revised Survey of the current property status attached hereto.
3. That this Affidavit is being submitted to the City of Miami Springs in compliance with the provisions of Code of Ordinance Section 150-027(C)(3).

FURTHER AFFIANT SAYETH NOT.


Print Name: Lourdes Taveras

SWORN TO AND SUBSCRIBED before me this 11th day of Aug.
2014, LOURDES TAVERAS who: XX is personally known to me OR has produced
_____ as identification and who executed the foregoing instrument freely and
voluntarily for the purposes therein expressed.



NOTARY PUBLIC, State of Florida
At Large

MY COMMISSION EXPIRES:



1700-11/11 call

**CITY OF MIAMI SPRINGS
BUILDING AND CODE COMPLIANCE DEPARTMENT
SURVEY INSPECTION REQUEST**



I, Jacob Delvalle, owner of the property located at 600 Curtiss Pkwy,
Do hereby request that the City of Miami Springs conduct an inspection of my property. This inspection shall be for the purpose of determining that the existing survey remains an accurate representation of the structures, landscaping, incidental furnishings or equipment, and topographical features of the subject property. This inspection will be done in accordance with the provisions of the City of Miami Springs Code of Ordinances Section 150-027. I understand that by requesting this inspection service from the city, I am also authorizing the city to conduct a review of the subject property for any code violations that may currently exist and that the utilization of the aforesaid "inspection service" by the city is not a warranty or guaranty of the issuance of any building permit or the granting of any required variance. I have been given a copy of the Code of Ordinances section relating to this inspection and the current survey requirements of the City of Miami Springs.

Print Name: Jacob Delvalle

Phone Number 305-888-9796

Alternate Phone Number 305-878-6790 cel.

SWORN TO AND SUBSCRIBED before me this 28 day of JULY,
2014, JACOB DELVALLE who: ✓ is personally known to me OR has
produced _____ as identification and who executed the foregoing
instrument freely and voluntarily for the purposes therein expressed.



ROBERTO WOLFF
MY COMMISSION # EE-004860
EXPIRES: September 17, 2015
Bonded Thru Budget Notary Services

NOTARY PUBLIC, State of Florida
At Large

MY COMMISSION EXPIRES:

09/17/15



EXHIBIT

Tablets
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19630 FRANJO ROAD
CUTLER BAY, FLORIDA 33157
PHONE: 305-283-0632
FAX: 305-259-5769
E-MAIL: PANAMOS1@AOL.COM

BOUNDARY SURVEY

630 CURTISS PARKWAY

MIAMI SPRINGS, FLORIDA 33166-5250

SCALE: 1" = 20'
DATE: 12/20/11
DRAWN BY: L.F.
FILE NO: 630-12
PROJECT No: 12-591

A. IVAN BUSTAMANTE AND MARGARITA BUSTAMANTE
B. EXCELLENCE TITLE AGENCY INC.
C. CHICAGO TITLE INSURANCE CO.
D. PARAMOUNT RESIDENTIAL MORTGAGE GROUP 'NC.ATIMA

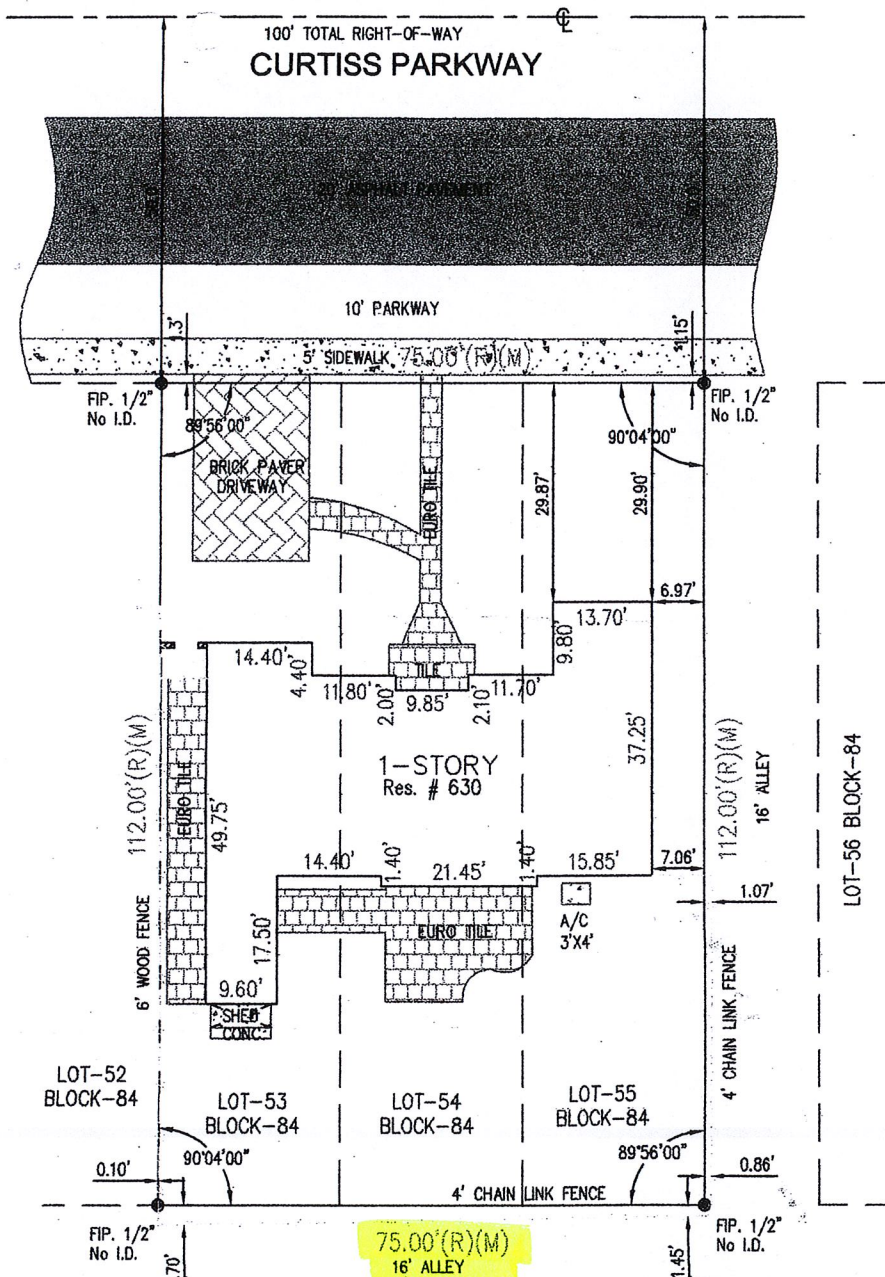
LOCATION SKETCH



FOLIO NO: 05-3024-006-2730

LEGAL DESCRIPTION:

Lots 53 thru 55, Block 84 of "AMENDED PLAT OF SECTION ONE COUNTRY CLUB ESTATES" according to the Plat thereof, as recorded in Plat Book 28 at Page 11 of the Public Records of MIAMI-DADE County, Florida.



- (1) THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- (2) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- (3) ELEVATION ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D. 1929).
- (4) IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONS, HOWEVER, HAVE PROCEEDED ON A SCALE OF 1" = 40'.
- (5) ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- (6) UNLESS OTHERWISE SPECIFIED, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- (7) WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIVE ACCURACY OF 0.10 (FT).
- (8) NOTE: "I HEREBY CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND IT IS NOT A GUARANTEE OR WARRANTY EXPRESSED OR IMPLIED.
- (9) ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 81G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED: _____
MIGUEL JESUS GARAY

PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 6594
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

EXHIBIT

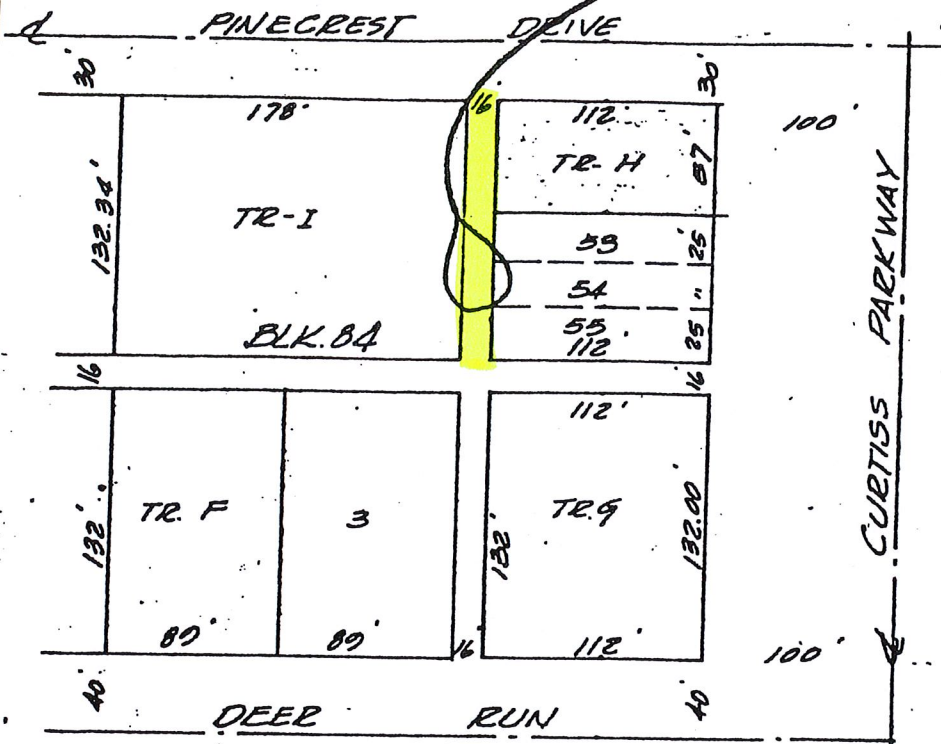
#2



LOCATION MAP

UNOPENED BELLEY.

Scale: 1"=100'



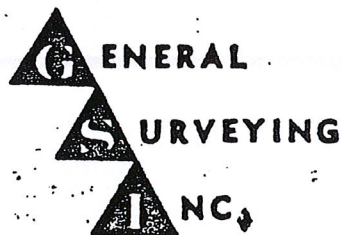
DESCRIPTION

TRACT H OF BLOCK 84 OF "REVISED PLAT OF PORTION OF AMENDED PLAT OF SECTION-1 OF COUNTRY CLUB ESTATES" AS RECORDED IN PLAT BOOK 34 AT PAGE 39 FORMERLY KNOWN AS LOT 51 AND LOT 52 OF BLOCK 84 OF "REVISED PLAT OF AMENDED PLAT OF SECTION-1 OF COUNTRY CLUB ESTATES" AS RECORDED IN PLAT BOOK 28 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FOR: ROBERT VAUGHN
MARK VAUGHN
600 CURTISS PARKWAY
MIAMI SPRINGS, FLA.

MIAMI SPRINGS REALTY

East 2nd St.
Miami, Fla.



TEL. 887-6391
279-3404

WE HEREBY CERTIFY: That the attached "PLAN OF SURVEY" of the above described property is true and correct to the best of our knowledge and belief as recently surveyed and platted under our direction.

BY Henry R. Canalizo PRES.

Date: AUG. 24, 1979

HENRY R. CANALIZO
REGISTERED SURVEYOR NO. 1703
STATE OF FLORIDA



PLAN OF SURVEY

Scale: 1" = 20'

PINECREST DRIVE

20' paved

UNPAVED ALLEY

FPL Light Pole

11.84

120.00

112.00

15' grass

5' walk

11.84

conc. Drive

17.00

Planter

22.00

shoop

8' paved Drive

3' walk

5.0

open Porch

15.00

12.00

14.10

4.95

8.20

7.5

7.5

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1 Sty. C.B.S.
Res. #600

43.10

63.20

30.15

wood deck area

Chain Link fence
Meanders Line

112.00

57.00

8' walk

7.5

6.5' grass

20' paved

ALLEY

CARPORT TO BE
ENCLOSED
ON 3 SIDES

EAL IS EXISTING

* Wood fence
up to the
middle of
Alley.

Marc Vaughn
600 Curtis Parkway
888-1116

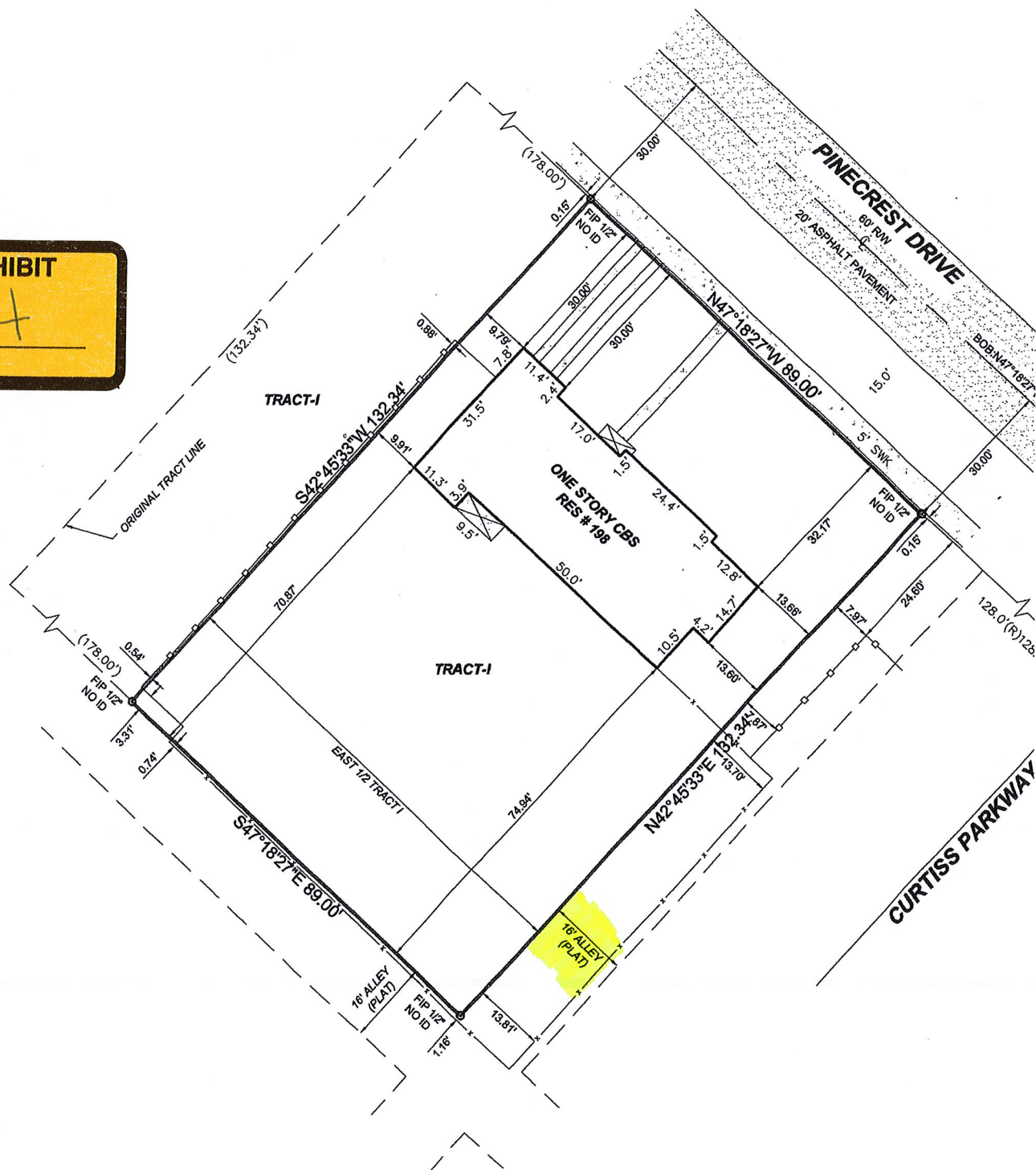
John P. Pinner
08/11/14

Job No. 79-114

F.B. 174 P.56

SCALE: 1"=20'

#4




















VEY






LEGEND

ABBREVIATIONS:

A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FF = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

 = TELEPHONE RISER
 = CABLE TV RISER
 = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
 = CENTRAL ANGLE
 = CENTER LINE
 = WATER VALVE
 = CURB INLET
 = FIRE HYDRANT
 = LIGHT POLE
 = CATCH BASIN
 = UTILITY POLE
 = DRAINAGE MANHOLE
 = SEWER MANHOLE
 = IRON FENCE
 = WOOD FENCE
 = CHAIN LINK FENCE
 = OVERHEAD UTILITY WIRE

 ASPHALT
 CONCRETE
 PAVERS
 TILES
 COVER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER

SEAL

Survey Pros, Inc.

8306 MILLS DRIVE SUITE 148, MIAMI, FL. 33183

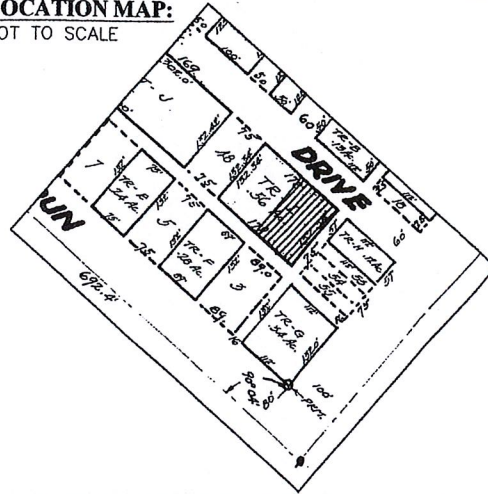
Tel: 305.767.6802

www.survey-pros.com

CERTIFICATE OF AUTHORIZATION # LB-8023

LOCATION MAP:

NOT TO SCALE



PROPERTY ADDRESS:

198 PINECREST DRIVE, MIAMI SPRINGS, FL. 33166

LEGAL DESCRIPTION:

THE EAST 1/2 OF TRACT 1, OF COUNTRY CLUB ESTATES SECTION 1 REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 8023.
6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
7. FENCE OWNERSHIP IS NOT DETERMINED.
8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
9. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE CENTERLINE OF PINECREST DRIVE HAS BEEN ASSIGNED A BEARING OF N 47°18'27" W.

CERTIFIED TO:

JAMES W. ORR

REVISION(S):


DATE OF ORIGINAL SURVEY:
03/25/14

JOB#: 14020251

DRAWN BY: NICK

CAD FILE: ORR

SHEET 1 OF 1


NICOLA'S DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945